

**TOWN OF GLOCESTER
PLANNING BOARD WORKSHOP AGENDA
MAY 4, 2009**

7:00 pm

*This meeting will be held at the Gloucester Town Hall,
Town Council Chambers , 1145 Putnam Pike, Chepachet, R.I., beginning at 7:00 p.m.*

***NOTICE: No new agenda items will be taken up after 9:00 p.m. Any outstanding agenda items not reached prior to 9:00 p.m. will be continued to another date.**

Facilities are accessible to people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Town Planner's Office at (401) 568-6206, Extension 2, or TDD (401) 568-1422, not less than 72 hours in advance of the hearing date.

I. Call to Order

II. Roll Call

III. Review Agenda

IV. Advisory Opinion to the Town Council

Exception to the Ordinance Regulating the Issuance of Building Permits

Fast Lane Investments, owner, Barry King applicant, Recorded Plat WLS, Lots 598-601 and 615-620. Property located on Coniston Street. *(Continued from 4/6/09)*

V. Application Requiring Additional Approvals

Preliminary Minor Subdivision Submission

Stephen Hopkins, AP 10C, Lot 18, property located on Chestnut Hill Road. Preliminary Minor Subdivision submission. (4/29/09 TRC report and application material encl.)

Advisory Opinion to the Zoning Board of Review

Stephen E. Hopkins, applicant, and E & E Realty Company, owner, property located at 2A, 2B, & 12 Chestnut Hill Road, further described as Assessor's Plat 10C, Lot 18, in an R-2 zone. Applicant and Owner seek Variances from Chapter 350, Article III, District Dimensional Regulations, § 350-13, Table of Dimensional Regulations, as follows: Proposed Area for Sub-Lot A is 1.0719 acres and Proposed Area for Sub-Lot B is 1.1076 acres rather than the required lot size of two (2) acres, **AND** a setback of 26' from Chestnut Hill Road and a setback of 30' from Chopmist Hill Road for an existing dwelling on proposed Sub-Lot B and a setback of 32.4' from Chestnut Hill Road for an existing dwelling on proposed Sub-Lot A rather than the required 75' setback, **AND** 219.02' of lot width (frontage) on Chestnut Hill Road and 230.71' of lot width (frontage) on Chopmist Hill Road for proposed Sub-Lot B rather than the required 250' lot width (frontage). (Application material encl.)

ABCOMM, Inc., and AT & T Mobility, Inc., co-applicants, and John Bucci, Jr., owner, property located at 541 Cooper Road, further described as Assessor's Plat 16, Lot 24, in an A-4 zone. Co-applicants and Owner seek a Special-Use Permit in accordance with Chapter 350, Article II, § 350-11, Table of Use Regulations, Section 12, subsection 13.a. Wireless telecommunications towers in excess of 125 feet, but not to exceed 200 feet, including antenna and associated facilities in accordance with § 350-56, **AND** Variances from Chapter 350, Article VII, Special Regulations, § 350-56, Wireless communications facilities, G.(1)(a). Applicants and Owner seek approval of a Special-Use Permit for the installation of a 190' tower and Variances for placement of the tower within the required setbacks.

VI. Residential Compound

Julian Forge, AP 18, Lot 190, property located at Tourtellot Hill Road. Final Minor Subdivision application submission. (Application material, 4/23/09 memo to Julian Forge from Ray Goff, 9/22/08 Insignificant Alteration Permit memo from DEM, and plans encl.)

VII. Informal (Subdivision Pre-Application)

Lawrence Kulick, AP 13, Lot 56, property located at 176 Gazza Road. Conceptual Minor Subdivision. (Plans encl.)

VIII. Other Business

**IX. Approval of Minutes
April 20, 2009, (copy encl.)**

**X. Schedule Workshop
Schedule May workshop**

XI. Correspondence

XII. Adjournment

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